

# Park Row



Hillside Close, Hillam, Leeds, LS25 5PB

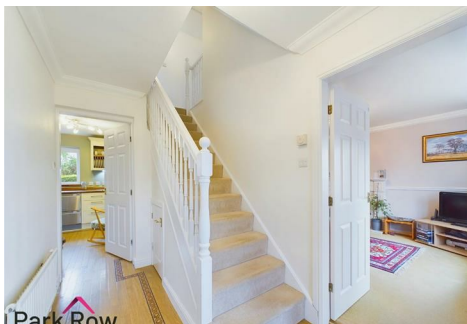
Offers In Excess Of £425,000



\*\*\*GUIDE PRICE £425,000 TO £450,000\*\*\*

\*\*DETACHED\*\*FOUR BEDROOMS\*\*DOUBLE GARAGE\*\*ENSUITE TO MASTER\*\*ENCLOSED REAR GARDEN\*\*SOLAR PANELS WHICH ARE FULLY OWNED\*\*HIGHLY SOUGHT AFTER VILLAGE LOCATION\*\*NO UPWARD\*\*

Experience exceptional living at Hillside Close, an upscale 1,227.09 square foot property nestled in the sought after village of Hillam, complete with solar panels and designed over two spacious floors, this home boasts four bedrooms and two bathrooms one with a walk in shower. The ground floor offers an enticing dining space with charming bi-fold doors which lead to the rear garden, a modern kitchen where culinary enthusiasts will revel in amenities like a four-ring induction hob, oven, solid oak worktop, and integrated fridge/freezer. A designated utility room with space and plumbing for a washing machine ensures practical convenience. Unwind in the living room that features a cosy gas fire set against a marble hearth with a wooden surround. The convenience continues to the upper floor where four bedrooms with built-in wardrobes to the master. For your leisure, "Cross Keys Inn" and "The Crown, Monk Fryston" bars are situated nearby, while for the little ones, "Monk Fryston C Of E Primary School" is a stone's throw away. EPC Rating C, Council Tax Band F - Selby District Council  
VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS LOVELY FAMILY HOME. RING US ON 01977 681122 TO ARRANGE A VIEWING. ' WE OPEN UNTIL 5.30PM MONDAY TO FRIDAY AND 1.00PM SATURDAYS



## SOLAR PANELS

The vendor informs us that the solar panels are a 3kW system with feed in tariff of 45p per unit plus export tariff, generating approximately £1500 a year (sun dependant) plus savings on energy bills from the free electricity they make.

## GROUND FLOOR ACCOMMODATION

### ENTRANCE

uPVC entrance door with two double glazed glass inserts, and frosted glass panel to the side.

### ENTRANCE HALLWAY



Stairs with wooden balustrade and spindles to the first floor accommodation, understairs storage cupboard, central heating radiator, Amtico flooring.

### LOUNGE

19'0" x 11'9" (5.8 x 3.59)



uPVC double glazed bay style window to the front elevation, central heating radiator, television and telephone points, gas fire set within a marble hearth and wooden fire surround.

## KITCHEN

14'8" x 10'10" (4.48m x 3.32)



uPVC double glazed window to the rear elevation, plenty of wall and base units in cream shaker style finish with stainless steel handles, solid oak worktop, Belfast sink set within the worktop with chrome tap and filter water tap, integral fridge/freezer, space and plumbing for dishwasher, four ring induction hob with oven underneath, extractor over and glass splashback, Amtico flooring.





### DINING ROOM

11'8" x 10'0" (3.58 x 3.06)



uPVC double glazed bi-fold doors to the rear elevation, central heating radiator, Amtico flooring, open doorway which leads into;

### UTILITY ROOM

8'2" x 6'8" (2.50m x 2.05)

Half glazed uPVC door with obscure glass to the rear elevation, uPVC double glazed window to the rear elevation, central heating radiator, single stainless steel drainer sink with chrome tap over, roll edge laminate worktop, space and plumbing for washing machine, door which leads into;

### DOWNSTAIRS WC

3'8" x 5'0" (1.14 x 1.53)

UPVC double glazed window with obscure glass to the side elevation, White suite comprising: close coupled w/c, handbasin with chrome tap over, central heating radiator.

### INTEGRAL GARAGE

17'8" x 16'4" (5.4m x 5.0m)

can be accessed from the double doors at the front or the door from the utility.

### FIRST FLOOR ACCOMODATION

#### LANDING

loft access, cupboard for storage.

#### BEDROOM ONE

15'11" x 11'8" (4.86m x 3.58m)



uPVC double glazed bay style window to the front elevation, central heating radiator, built in wardrobes to two sides and above the bed in a white shaker style finish, spots lights to the ceiling, door leads into;

#### ENSUITE

8'6" x 6'7" (2.60 x 2.03)



uPVC double glazed window with obscure glass to the front elevation, white suite comprising; walk in shower with mains shower above with glass sliding shower screen, handbasin

with built in cupboard beneath and mirrored vanity unit above with marble top, chrome taps over, concealed wc with vanity unit, fully tiled floor to ceiling, chrome heated towel rail, spot lights to the ceiling.

### BEDROOM TWO

12'7" x 11'4" (3.85m x 3.475m)



uPVC double glazed window to the front elevation, central heating radiator.

### BEDROOM THREE

10'5" x 8'9" (3.19m x 2.68)



uPVC double glazed window to the rear elevation, central heating radiator.

### BEDROOM FOUR

8'2" x 9'3" (2.51m x 2.85)



uPVC double glazed window to the rear elevation, central heating radiator.

### FAMILY BATHROOM

7'1" x 5'5" (2.18 x 1.66)



uPVC double glazed window with obscure glass to the rear elevation, white suite comprising; panelled bath with gold taps over and mains shower over, glass shower screen, low level w/c. handbasin with gold taps over, central heating radiator, fully tiled around the bath are with remaining walls being half tiled.

### EXTERIOR

## FRONT



Tarmacked driveway which leads to a double garage with power/lighting and has two separate up and over doors, pathway which leads to front entrance door and further pathway on the left which leads to the rear via a wooden pedestrian access gate, the rest is mainly laid to lawn with decorative shrubs and borders around the perimeter.

## REAR



can be accessed via the left hand side of the property via a wooden pedestrian gate, through the door in the utility and the bi-fold doors in the dining room where you will step onto a paved area with space for seating, dwarf wall with privacy hedging from the raised garden area which you access via two steps, perimeter fencing and privacy hedging to all sides, further paved area for seating, established trees and shrubs.



## TENURE AND COUNCIL TAX

The Tenure and Council Tax Banding for the property have

been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however we advise any potential buyer to carry out their own enquiries before proceeding.

guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

## HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

## OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed, Thurs and Fri - 9.00am to 5.30pm

Saturday - 9.00am to 1.00pm

Sunday -Closed

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

## VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

## MEASUREMENTS

These approximate room sizes are only intended as general



Floor 0



Floor 1

**Park Row**

Approximate total area<sup>n</sup>  
1233.97 ft<sup>2</sup>  
114.64 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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T 01977 681122  
W www.parkrow.co.uk

34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA  
sherburn@parkrow.co.uk

